





34

TCHHL063  
9000100  
074248 &  
9980228

MR. GANESH PRABHU MANJARE  
MRS. PRAKTIKSHA RAMESH SHINDE

Rs. 5,30,828/- (Rupees Five Lakh Thirty  
Thousand Eight Hundred Twenty Eight Only) is  
due and payable by you under Agreement no.  
TCHHL0639000100074248 and an amount of Rs.  
40,496/- (Rupees Forty Thousand Four Hundred  
Ninety Six Only) is due and payable by you under  
Agreement no. 9980228 totalling to Rs. 5,71,324/-  
(Rupees Five Lakh Seventy One Thousand Three  
Hundred Twenty Four Only)

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13-05-2022

Description of the Immoveable Property:  
**Schedule – A**– All that piece and parcel of land forming Non-agricultural land bearing Gat No. 36, 37, 39, 40, 339, totally an admeasuring 04 Hectare 64.5 Are all situated at Village Ambli, Taluka Maval, District Pune as per the sanctioned layout plan of project known as “Xrbia Ambli” lying and being village Ambli, Taluka Maval District Pune.  
**Schedule – B**– The Residential Flat admeasuring 14.59 Sq. Ft. Mtrs. (equivalent to 157 Sq. Ft.) carpet area bearing No. 314 situated on the Third Floor in ‘A2’ Building of the said complex to be known as “Xrbia Ambli” under construction on the land more particularly described in the First Schedule here in above written

35

9686748

MR. MAHESH ADAK

Rs. 26,72,670/- (Rupees Twenty Six Lakh  
Seventy Two Thousand Six Hundred Seventy  
Only)

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07-09-2021

MR. BALUBHAI HIRAMAN ADAK

Description of the Immoveable Property:  
**Schedule – A**–All the peace and parcel of Ground and Plot No. 92 out of Gat No. 862 (863 old), admeasuring area about 384.25 Sq. Mtrs. i.e. 4136 Sq. Ft. out of total area 7H 79 out of which Ares area 5H 64 Are (along with the right of easement through North-South) Road from main Road Bakori, (Gat No. 861 & 862) at village Wagholi, Taluka Haveli, District Pune, within the limits of Wagholi Gram Panchayat and Panchayat Samiti Wagholi, Zilla Parishad Pune which land is bounded as follows: On or towards East : By Gat No. 863 (Old Gat No. 864) On or towards South : By Gat No. 864 (Old Gat No. 865). On or towards West : By Old Gat No. 738. On or towards North : By remaining part of the Gat No. 862 (Old Gat No. 863).  
**Schedule – B**–Project Name: White Gold, Flat No. : 403, Floor : 4TH , Carpet Area of Flat : 481 Sq. Ft. i.e. 44.70 Sq. Mtrs.,Area of attached Terrace along with Dry balcony : 84 Sq. Ft. i.e. 7.80 Sq. Mtr.,Total salable area : 735 Sq. Ft.

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immoveable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.

No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immoveable Property sold.  
The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:  
**NOTE: The E-auction of the properties will take place through portal <http://bankauctions.in/> on 19-06-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.**  
**TERMS AND CONDITION:**  
1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immoveable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immoveable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the “TATA CAPITAL HOUSING FINANCE LTD.” Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immoveable Property can be done on 11-06-2024 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including MD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 through its coordinators Mr Arijit Kumar Das, 8142000725, 8142000066, 8142000062 Email : arijit@bankauctions.in and Mr Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by bidders at the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company 14. Please refer to the below link provided in secured creditor’s website <http://url.li/twrwj> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>  
**Please Note** - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: Pune  
Date: 31-05-2024

Sd/-  
Authorised Officer  
Tata Capital Housing Finance Ltd.

Public Notice

(For loss/Misplace to Original Page of Deed of Assignment)

Public Notice hereby given that,Mrs. Natasha Stanley Kshatriya and Mr. Stanley Vijay Kshatriya purchase theFlat No. 08, in Building ‘A’, at 2nd Floor, constructed in the Project/Scheme known as “KONARK CAMPUS” and Society known as “KONARK CAMPUS CO-OP HOUSING SOCIETY LIMITED” having area admeasuring 39.39 Sq. Mtrs. Carpet along with Car + 2 Scooter park at Still Parking area 15 Sq. Mtrs. Constructed at S.No. 230 A Hissa No. 1 and Survey No. 230A, Hissa No. 1/1 to 1/6 of which City Survey No. 221 atLohagawa, (Vimannagar), Taluka Haveli, District Pune - 411014, from Dr. M. Zafar A Karim Shaikh and Dr. Azra Zafar Shaikh through registered Deed of Assignment, dated 06/03/2017 registered at Sr. No. 1786/2017 at Haveli No. 07 Pune, on 06/03/2017. However Original hand written Page Number 14 and 15 of said Deed of Assignment has been lost/misplace when Mrs. Natasha Stanley Kshatriya and Mr. Stanley Vijay Kshatriya travel in Viman Nagar, Pune on27/05/2024. And also the saidMrs. Natasha Stanley Kshatriya and Mr. Stanley Vijay Kshatriya filed the Online Public Complaint,, hence by this Public Notice Mrs. Natasha Stanley Kshatriya and Mr. Stanley Vijay Kshatriya requesting the Public at large that, if anybody found the said Original Registration Receipt He / She is/are return the same to advocate within 7 days of this notice.

Place – Pune  
Date – 30/05/2024

Advocate – Pradip B Solase  
Office No. 13 Second Floor, BA Hub Opp Savannah Society, Baif Road, Wagholi, Pune - 412207

PUBLIC NOTICE

(misplaced Original Document)

Notice is given that the described property in the schedule written hereunder is owned by respectively Mr. Prabhakar Kallappa Bhosale and Mrs. Sujata Prabhakar Bhosale Flat-Flat No. B/10/102, Landmark Garden, Near Bishop, Kalyani Nagar, Pune 411014. Mr. Prabhakar Kallappa Bhosale and Mrs. Sujata Prabhakar Bhosale are purchasing the said Property from the Mr. Ravindra Pralhad Sawant. The Chain documents bearing Original Sale Deed, Receipt and Index II, dated 28/08/2012 executed between Mr. Prashant Prakash Nagale & Mrs. Sadhana Prashant Nagale in respect of Mr. Ravindra Pralhad Sawant, registered Document at Sub Registrar Kalyani No. 3, at serial no. 7827/2012, has been misplaced and not traceable yet. If Found, kindly inform to me, in respect of the same to contact the undersigned along with the documents pertaining to the same within 7 days from the publication.

**Description of Lost/ misplaced Original Document.**  
All that piece & parcel of land/plot admeasuring area 60 Hec. 92.38 Are constructed on Ground Floor area measurement 26 Ft. x 65 Ft. =1820 Sq.Ft. and 1st Floor constructed area measurement 26 Ft. x 65 Ft. =1820 Sq.Ft. total admeasuring area 3640 Sq.Ft. out of ground floor area measurement commercial 26 Ft. x 65 Ft. =1820 Sq.Ft. (Property No. 15/01/506) Survey No. 167 Hissa No 1A/3/1 Situated at Manjri Bk. Pune within the limits of Pune Municipal Corporation. Pune, Date- 30/05/2024

**Uddhav Pandurang Wakhure, Advocate**  
S.R-2, Mega Center, Magarpatta, Hadapsar, Pune - 411 013 Mob. No. 8605744349

PUBLIC NOTICE

Notice hereby given to the General Public that the MSE LAP branch of “Fedbank Financial Services Limited” located at **Shop No-106, Robe Building, 1st Floor, Opp.Vinayak Hospital, Atul Nagar, Warje,Pune-411058.** is shifting to the new premises situated at **Kirti Bhavan, Second Floor,42/43, Shilavihar Colony, Paud Road,411038** for better services and operation. Further it is informed that the said branch office will be operating from current address till **25th August 2024** and with effect from **26th August 2024** will operate from new premises situated at **Kirti Bhavan, Second Floor,42/43, Shilavihar Colony, Paud Road,411038**

Place : Pune  
Date :- 24th May 2024

For and behalf of  
S/d  
Fedbank financial Service Limited

PUBLIC NOTICE

Notice hereby given to the General Public that the MSE LAP branch of “Fedbank Financial Services Limited” located at **03&04, 1<sup>st</sup> Floor, Vitrang Vertex, 83A, C.S.No. 8336-A/1&8336A/2, Railway line , Solapur, Maharashtra-413001** is shifting to the new premises situated at **Raj Empire, 1<sup>st</sup> Floor, Block No. 3 & 4, CS No. 8500-D/8B Part, Municipal House No. 108, Murarjipeth, Solapur, TQ- North Solapur, Dist.- Solapur, Maharashtra - 413002** for better services and operation. Further it is informed that the said branch office will be operating from current address till **24<sup>th</sup> August 2024** and with effect from **25<sup>th</sup> August 2024** will operate from new premises situated at **Raj Empire, 1<sup>st</sup> Floor, Block No. 3 & 4, CS No. 8500-D/8B Part, Municipal House No. 108, Murarjipeth, Solapur, TQ- North Solapur, Dist.- Solapur, Maharashtra - 413002**

Place : Solapur  
Date :- 25th May 2024

For and behalf of  
S/d  
Fedbank financial Service Limited

Phoenix ARC Private Limited.

Regd. Office: 3rd Floor, Walhara Towers (earlier known as Shiv Building), 139/140/8/1, Crossing of Sahakar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra – 400057, India Tel: 022-67412314, Fax: 022-67412313CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.inWebsite: www.phoenixarc.co.in

RULE 8(1) POSSESSION NOTICE

Whereas, Janata Sahakari Bank Limited, Pune acting in its capacity as The Member Bank for the Consortium Bankers comprising of Janata Sahakari Bank Ltd, Pune (hereinafter referred as “JSBL”) and Sampada Sahakari Bank Ltd acting as the Lead Bank and together functioning under the name and style of SJSB Consortium under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued Demand Notice dated 15th February, 2018 to Al Speedo Offset Pvt. Ltd. (Represented through its Directors, Mortgagees/Guarantors) i) Mr. Barve Dinesh Prabhakar ii) Mr. Barve Rohit Dinesh, iii) Mrs. Barve Anjali Dinesh iv) Mr. Barve Harshad Dinesh 2. M/s. Parshuram Contract (Partnership Firm) (Guarantor/Borrower), 3. Padmaja Enterprises (Guarantor), 4. M/s. Prabhakar and Sons (Guarantor), 5. Parshuram Packall Pvt. Ltd. (Corporate Guarantors/Borrower) (the Borrower, Guarantors, Mortgagees and Corporate Guarantors are hereinafter referred to as Borrower) (the Borrower, Guarantors, Mortgagees and Corporate Guarantors are hereinafter referred to as “Borrowers”) to repay the amount mentioned in the notice being Rs. 5,48,63,082.74/- (Rupees Five Crore Forty-Eight Lakhs Sixty-Three Thousand Eighty- Two and Paise Seventy-Four Only) as on 31st January,2018 within 60 days from the date of receipt of the said notice, together with further interest thereon at the applicable rate, incidental expenses, costs, charges incurred/to be incurred w.e.f. 01.02.2018 And whereas subsequently, JSBL has vide Assignment Agreement dated 30.03.2019 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the Borrower/Guarantors arising out of the facilities advanced by JSBL to Borrowers along with the underlying securities to Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY 19-21 (Phoenix) for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Phoenix now stands subroged in the place of JSBL and Phoenix shall be entitled to institute/continue all and any proceedings against the Borrower and/or Mortgagee and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the Borrower/ Mortgagee/Guarantors for the financial facilities availed by them.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned being the Authorized Officer of Phoenix ARC Private Limited, acting in its capacity as Trustee of Phoenix Trust FY 19-21 for an amount of **Rs.5,48,63,082.74/- (Rupees Five Crore Forty-Eight Lakhs Sixty-Three Thousand Eighty-Two and Paise Seventy-Four Only) as on 31st January, 2018** and interest thereon. (The Borrower/Guarantors attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.)

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
Land bearing Gat no. 262, Plot No. 1 area admeasuring about 00H 20R owned by the mortgagor consisting of total area of the said property admeasuring about 00H 88R, Village Rule, Taluka Velhe, District Pune within the limits of Grampanchayat Rule and also within the local jurisdiction of Panchayat Samiti Taluka Velhe, Zilla Parishad Pune along with all improvements and construction thereon if any.  
Date: 28.05.2024  
Place: Pune, Maharashtra

Authorized Officer  
Phoenix ARC Private Limited  
(Trustee of Phoenix Trust FY 19-21)

IKF HOME FINANCE LIMITED

Plot No.30/A, Survey No.83/1, My Home Twitza, 11th Floor, Diamond Hills, Lumbini Avenue, Beside 400/220/132KV GIS Substation, APIC Hyderabad Knowledge City, Raidurg, Hyderabad-081. Ph: 040-23412083. www.ikfhomefinance.com

DEMAND NOTICE

UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

The below mentioned Borrowers, Co-Borrowers and Guarantors have availed Loan(s) Facility(ies) from IKF Home Finance Limited by mortgaging your Immoveable Properties and defaulted in repayment of the same. Consequently to your defaults your Loans were classified as Non Performing Assets by IKF Home Finance Limited and hence all its rights, title, interest, benefits dues receivable from you as per document executed by you to avail the said Loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. IKF Home Finance Limited has pursuant to the said Assignment and for the recovery of the outstanding dues, issued Demand Notice under Section 13(2) of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 (The Act). The contents of which are being published herewith as per Section 13(2) of the said Act read with Rules 3(1) of The Security Interest (Enforcement) Rules, 2002 as and by way of Alternate Service upon you. Details of the Borrowers, Co-borrowers, Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as under:

(1) Name of the Borrower/s: Mr. Anandnand Nandev Sakore S/o. Nandev Sakore, Co-Borrower/s: 1) Jayashree Dhananjay Sakore D/o. Mr. Omkar Dhananjay Sakore, 2) Sri. Dhananjay Anandnand Sakore S/o. Mr. Anandnand Nandev Sakore, 3) Santosh Anandnand Sakore S/o. Mr. Anandnand Nandev Sakore, 4) Sandeep Anandnand Sakore S/o. Mr. Anandnand Nandev Sakore, 5) Mr. Omkar Dhananjay Sakore S/o. Mr. Anandnand Nandev Sakore, All are residing at: Panchshil Niwas Chandra Bhaga Building, Dharamveer Sambhaj Chowk, Near Parshwanath Society, Kasarwadi, Pune-411034.  
Loan Amount: Rs. 20,50,000/- (Rupees Twenty Lakhs Fifty Thousand Only) Loan Account No: LNPUN01021-220003369

Non Performing Asset (NPA) Date: 06.05.2024	Demand Notice Date: 10.05.2024
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AMOUNT DUE: Rs.21,38,297/- (Rupees Twenty One Lakhs ThirtyEight Thousand Two Hundred Ninety Seven Only) due and payable as on 07.05.2024.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
All the piece and parcel of the (residential) Property admeasuring 181.44 Sq. Mtr. on the Plot admeasuring 104.55 Sq. as per regularization Certificate) on Plot admeasuring 1200 Sq.Ft lying and being on S. No. 434 Hissa. No. 4G. Situated at Village Bosari, Tal. Haveli Dist. Pune, which is within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli Pune and Bounded as Follows: On and towards East: By Property of Mr. Babab Sopan Bodhe, On and towards South: By Property of Avinash Bhadas Mahale, On and towards West: By Open Space and Property of Santosh Dhumal, On and Towards North: By D.P. Road and Property of Asishthi Padwal.

(2) Name of the Borrower: Sri. Rajakumar Shivsharan Shatgar S/o. Bharatshatgar, Co-Borrower: M/s. Santoshi Rajkumar Shatgar W/o. Mr. Rajakumar Shivsharan Shatgar, Both residing at: Al Post Salgar, Tal Akkalkot Dist., Solapur, Near Bhavani Mandir, Maharashtra-413216.  
Loan Amount: Rs.7,28,000/- (Rupees Seven Lakhs Twenty Eight Thousand Only) Loan Account No: LNSLP00123-240007708

Non Performing Asset (NPA) Date: 06.05.2024	Demand Notice Date: 10.05.2024
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AMOUNT DUE: Rs.8,16,262/- (Rupees Eight Lakhs Sixteen Thousand Two Hundred Sixty Two Only) due and payable as on 07.05.2024.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
CTS. No. 231, Grampanchayat Mikat No. 511/1 At Salgar, TAL.Akkalkot, Solapur, Maharashtra (India) -413216. East by: Road, West by: CTS. No. 231 Part, North by: Road, South by: CTS. No. 229, 230. Measuring: Totally measuring 112.85 Sq. Feet.

The Borrower/s and Co-Borrowers/Guarantors are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove in full within 60 days of this Notice failing which the undersigned shall be constrained to take action under the act to enforce the above mentioned securities. Please note that as per Section 13(1) of The Said Act, in the meanwhile, you are restrained from transferring the above referred securities by way of sale, lease or otherwise without our consent.

Date: 30.05.2024, Place: Pune Sd/- Authorised Officer, IKF HOME FINANCE LIMITED

UDYAM VIKAS SAHAKARI BANK LTD., PUNE

Head Office :- Payrop Apartment, 1<sup>st</sup> Floor, Karveroad, Behind Telephone Exchange, Erandawana, Pune - 411004. Ph. 020-25420229 / 020-25451919

PUBLIC SALE / AUCTION NOTICE (FOR IMMOVABLE PROPERTY)

The undersigned Special Recovery Officer of Udyam Vikas Sahakari Bank Ltd, Pune has Attached below mentioned property under section 107(10) of MCS Act 1961 and declared the public auction for the sale of the immovable property mention as under on the date 04/07/2024 at 11.00a.m. at the above mentioned address of Udyam Vikas Sahakari Bank Ltd, Pune.

NAME OF THE ACCOUNT HOLDER	PROPERTY DETAILS	RESERVE PRICE	OUTSTANDING DUES
M/s Titanium Media And Advertisement Pvt. Ltd (Borrower) 1) Director - Mr. Umesh Ramesh Mirajkar (Deceased) Nominee - Mrs. Reshma Umesh Mirajkar, Miss Vaishnavi Umesh Mirajkar 2) Director - Mr. Prasad Balasaheb Gund 3) Mrs. Rukmini Surendra Kadam (Co-Borrower and Mortgagee) Guarantor :- 4) Mr. Amol Balasaheb Gadekar 5) Mr. Dhananjay Nathuram Mhaske	Immovable Property own by Mrs. Rukmini Surendra Kadam All piece and parcel of Land bearing Gat No.1197, admeasuring about 0H 51 Ares out of 1H 36 R situated at Morgaon within the limits of Grampanchayat Morgaon, Tal Baramati, Dist. Pune Boundaries As Under East : Chandgude wadi Morgaon Road, West: Gat No 1196, South: Gat No 1194, North : Karha River	Rs. 45,90,000/-	Rs.99,89,909/- (Rs. Ninety nine lakh eighty nine thousand nine hundred nine only) as on 30/04/2024 + Interest and other charges there on i.e. from 01/05/2024
Terms : 1) The auction will be postponed or cancelled without giving any reason. 2) The earnest money of Rs. 45,90,000/- (Rs. Four Lakh Fifty Nine Thousand Only ) for participating in the auction. 3) The property will be sold on as is where is basis. 4) The auction will be declared in favour of the highest bidder. 5) The amount of 25 percent inclusive of earnest money will have to be deposited on the same day. 6) All terms & conditions will be declared prior to auction. 7) Interested purchaser may inspect the property to be auction at their own expenses on the 21/06/2024 between 10.00 am to 12.00 pm.			
Date : 31/05/2024 Place : Pune		Shital Soman Authorised Officer For Udyam Vikas Sahakari Bank Ltd, Pune. Phone No : 9422987741	

UDYAM VIKAS SAHAKARI BANK LTD., PUNE

Head Office :- Payrop Apartment, 1<sup>st</sup> Floor, Karveroad, Behind Telephone Exchange, Erandawana, Pune - 411004. Ph. 020-25420229 / 020-25451919

PUBLIC SALE / AUCTION NOTICE (FOR IMMOVABLE PROPERTY)

The undersigned Special Recovery Officer of Udyam Vikas Sahakari Bank Ltd, Pune has Attached below mentioned property under section 107(10) of MCS Act 1961 and declared the public auction for the sale of the immovable property mention as under on the date 04/07/2024 at 11.00a.m. at the above mentioned address of Udyam Vikas Sahakari Bank Ltd, Pune.

NAME OF THE ACCOUNT HOLDER	PROPERTY DETAILS	RESERVE PRICE	OUTSTANDING DUES
M/s Titanium Media And Advertisement Pvt.Ltd (Borrower) 1) Director Mr. Umesh Ramesh Mirajkar (Deceased) Nominee Mrs. Reshma Umesh Mirajkar Miss Vaishnavi Umesh Mirajkar 2) Director Mr. Prasad Balasaheb Gund 3) Mrs. Rukmini Surendra Kadam (Co-Borrower & Mortgagee) Guarantor :- 4) Mr. Amol Balasaheb Gadekar 5) Mr. Dhananjay Nathuram Mhaske	Immovable Property- All piece and parcel of RCC Construction Named "Rajlaxmi" Building Constructed on Gat No. 1197 admeasuring about 1H 36 R out of which ownership belongs to Mrs. Rukmini Kadam is 00H 51 Ares situated at village Morgaon, behind Mayureshwar Vidyalay, Tal Baramati, District Pune	Rs.20,91,000/-	Rs.99,89,909/- (Rs. Ninety nine lakh eighty nine thousand nine hundred nine only) as on 30/04/2024 + Interest and other charges thereon i.e. from 01/05/2024

Terms:

1) The auction will be postponed or cancelled without giving any reason. 2) The earnest money of Rs.2,09,100/- (Rs. Two lakh nine thousand one hundred only) for participating in the auction. 3) The property will be sold on as is where is basis. 4) The auction will be declared in favour of the highest bidder. 5) The amount of 25 percent inclusive of earnest money will have to be deposited on the same day. 6) All terms & conditions will be declared prior to auction. 7) Interested purchaser may inspect the property to be auction at their own expenses on the 21/06/2024 between 10.00 am to 12.00 pm.

Shital Soman  
Authorised Officer  
For Udyam Vikas Sahakari Bank Ltd, Pune.  
Phone No : 9422987741

YES BANK YES BANK LIMITED

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055  
Branch Office: YES Bank Ltd., Plot No. 69/A, 3 rd Floor, Mutha Sumpthy, Law College Road, Erandwane, Pune-411004  
Contact : Mr. Sachin Deshpande on 7875458800/ Vilas Gaikwad on 9370553095

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties are mortgaged/charged to the Secured Creditor, the physical/symbolic possession of which has been taken by the Authorised Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on below mentioned respective dates, for recovery of amount mentioned below in respective case due as per Sec. 13(2) notice subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned borrowers, co-borrowers, mortgagees, guarantors in respective case. The reserve price, earnest money deposit & other details are as under.

Name of Borrower/ Guarantor (s) / security provider(s) Mortgagee(s)	Description of Property	Date of Possession	Last Date for submission of BID	Date of E-Auction	Reserve Price (Rs)
		Date of Demand Notice	Date of Inspection	Time of E-Auction	Earnest Money Deposit (Rs.)
					Amount Due as per 13(2) notice
CHETAN SUDHAKAR BHOSALE, SMITA CHETAN BHOSALE	Flat No. 503 5th Floor Wing "I" Shree Siddhivinayak Park Gat No. 31/2 & 49 part Village- Wadki Tal.- Haveli Dist.- Pune 412308	18-Dec-23	1-Jul-24	2-Jul-24 11.00 am to 12.30 pm with extension of 5 minutes each	Rs.1500000 Rs.150000 Rs.1808455.74
SACHIN DATTATRAY DHAME, MONIKA SACHIN DHAME	Flat No. 208 2nd Floor Wing-C, Rajashri Shahu Co-Op. Housing Society Ltd. Sr. No. 165/B Malwadi Hadasar Tal.- Haveli Dist.- Pune 411028	18-Dec-23	1-Jul-24	2-Jul-24 1.00 pm to 2.30 pm with extension of 5 minutes each	Rs.1500000 Rs.150000 Rs.1834034.81
JAMIR MAHEBOOB KHAN, KAJAL JAMIR KHAN, JAVED MAHEBOOB KHAN	Flat No. 903 on 9th Floor in building A2 in the project known as XrbiaAmbi Gat No. 36373940 & 339 Village- Ambli Tal.- MavalDist.-Pune-410506	13-Mar-24	2-Jul-24	3-Jul-24 11.00 am to 12.30 pm with extension of 5 minutes each	Rs.1125000 Rs.112500 Rs.929852.31
SAGAR LAXMAN KANGUDE, SARITA SAGAR KANGUDE	FLAT No.705 7th Floor Building No. A2 "SUN VIEW" Sr.no.71/12 Situated at Village- Ambegaoon Budruk Taluka-Haveli District-Pune-411046	26-Mar-24	2-Jul-24	3-Jul-24 1.00 pm to 2.30 pm with extension of 5 minutes each	Rs.6600000 Rs.660000 Rs.5487580.21
SAGAR MARUTI LEMBE, PUSHPA MARUTI LEMBE	Flat No. D-403 4th Floor building named as "FORTUNE SHUBHAM PHASE-2 Survey no. 4 Hissa No.1/3B situated at Village- Yewalewadi Tal.- Haveli Dist.-Pune-411048	25-Jan-24	3-Jul-24	4-Jul-24 11.00 am to 12.30 pm with extension of 5 minutes each	Rs.2200000 Rs.220000 Rs.2511451.84
SWAPNIL PANDURANG SATPUTE, MANISHA SWAPNIL SATPUTE	FLAT No.307 3rd FLOOR Project Known as "Ployar Rangjanagar" Building "A2-4-Jasper" Gat No.697 Situated at Village- Koregaon Taluka-Shirur District-Pune-412220	27-Feb-24	3-Jul-24	4-Jul-24 1.00 pm to 2.30 pm with extension of 5 minutes each	Rs.1300000 Rs.130000 Rs.1661068.55
RAFIK SULTAN INAMDAR, RUKSANA RAFIK INAMDAR	FLAT No. 710 7th FLOOR in the Building Known as "Xrbia Eiffel City-C2" Gut No.1527/2 Situated at Village- Chakan Taluka-Khed District-Pune-410501	16-Jan-24	4-Jul-24	5-Jul-24 11.00 am to 12.30 pm with extension of 5 minutes each	Rs.950000 Rs.950000 Rs.807605.01
MOHINI MOHAN BORUDE, VRUSHALI BORUDE, MOHAN GANGADHAR BORUDE & PADMABAI MOHAN BORUDE	FLAT No.1104 11th Floor Building/Wing No. A in the Scheme known as "Fortune Perfect" Survey No. 12/22A/1/16A Situated at Village- Kondhwa budruk Pune- 411048 with one open car parking space	25-Jan-24	4-Jul-24	5-Jul-24 1.00 pm to 2.30 pm with extension of 5 minutes each	Rs.5000000 Rs.500000 Rs.4712474.94
MARUTI BHIMRAO SHINDE, KALAVATI MARUTI SHINDE	Flat No. 208 2nd Floor Building/Wing-A in the Scheme known as "SARA SANSKRUTI" Gat No.62 63 and 65 Situated at Village Kharabwadi Tal.-Khed Dis.- Pune-410501	29-Jan-24	5-Jul-24	6-Jul-24 11.00 am to 12.30 pm with extension of 5 minutes each	Rs.3400000 Rs.340000 Rs.1498519.37
NILESH LAXMIKANT DEO, VIDYA NILESH DEO	Flat No. 15 13th Floor Wing- C Project named as "Bhargav Terrace" Survey No.47 Situated at Village- Narhe Tal-Haveli Dist.- Pune-411041.	07-Feb-24	5-Jul-24	6-Jul-24 1.00 pm to 2.30 pm with extension of 5 minutes each	Rs.1850000 Rs.185000 Rs.1804304.94
ANKUSH RAMDAS DONGARE, SHITAL RATAN CHALAK	GAT No 289 FLAT No 5 2ND FLOOR, BDG No A 4 VINAYAK HILLS, KAMSHET PUNE, PUNE, 411007	25-Jul-23	6-Jul-24	8-Jul-24 11.00 am to 12.30 pm with extension of 5 minutes each	Rs.1350000 Rs.135000 Rs.1619117.84
VIKAS HIRAMAN SATHE, HIRAMAN SHANKAR SATHE	Flat No. 402, 4th Floor, in the complex known as "Oasis Park" Survey No. 103/2, Plot No. 12A, Village- Vadgaon Maval, Tal.-Maval, Dist.- Pune	25-Jul-23	6-Jul-24	8-Jul-24 1.00 pm to 2.30 pm with extension of 5 minutes each	Rs.1600000 Rs.160000 Rs.1238626.84
SUMITRA VASANT SHINDE legal heir of Late SANTOSH VASANT SHINDE, Late TEJASWINI SANTOSH SHINDE & ARJUN REFINERIES	Office No. 601, 602, 603, 604, Sixth Floor, "Bhama Centre", Survey No. 25, Hissa No. 1, Situated at Village – Bhujbal Vasti, Wakad, Tal.-Mulashi & Dist.-Pune- 411057, Along with four car parking space	7-Mar-24	8-Jul-24	9-Jul-24 11.00 am to 12.30 pm with extension of 5 minutes each	Rs.50000000 Rs.5000000 Rs.47073122.67
M/s Acutech Solar Pvt. Ltd. (Through its Directors- Bharati Prasad, Rohit Prasad & Ravi Kant Chaudhary), Bhar					